



Cascade County Special Use Permit Application

Cascade County Public Works Department Planning Division
121 4th St N, Suite 2H-2I
Great Falls, MT 59401
Phone: 406-454-6905 Fax: 406-454-6919

Permit No.: _____
App. No.: _____
Applied Date: _____

General Information

A Special Use Permit (SUP) is required for uses in which conformance to additional standards will be required due to characteristics that are unique and special to the use. SUPs are to be issued for one specific use and are required for each tract of land. Legally issued SUPs shall expire one year after the date of approval if construction, or the use permitted, has not started. A one-time only six (6) month extension may be granted by the Zoning Board of Adjustment (ZBOA) upon request. SUP applications require a non-refundable application fee of four hundred and fifty dollars (\$450.00). Each SUP application shall be accompanied by an Location/Conformance (L/C) Permit application for changes in use and/or structures associated with the SUP application.

Application Information

Property Owner Name: Samuel Keaster

Applicant Name: Woith Engineering, Inc.

Application Type: ☒ Change of Use ☐ New Structure(s)

Special Use Call Out: _____

Understanding the Regulations

The proposed use must be specifically mentioned as a category in *Uses Permitted Upon Issuance of a Special Use Permit* within Section 7 of the Cascade County Zoning Regulations. Portions of the County Zoning Map and the Zoning Regulations are available at the Cascade County Website at <http://departments.cascadecountymt.gov/planning>.

Steps of the Application Process

- (1) Schedule a Pre-Application meeting with planners to ensure the project will meet the standards for Special Use Permits as outlined within Section 7 of Cascade County's Zoning Regulations.
- (2) Complete, sign and submit a Special Use Permit application, Location/Conformance Permit application and a Use Statement Form, with the \$450.00 application fee to Planning Staff.
- (3) Diagrams, business plans, photographs and other documents may be requested as part of a complete application, depending on the applicant's proposal.
- (4) Planning Staff will notify interested agencies of the proposed project to request comments for the application.
- (5) Planning Staff will schedule a public hearing before the *Cascade County Zoning Board of Adjustment*;
- (6) Legal notice will be published twice in the Great Falls Tribune with at least six (6) days separating each publication.
- (7) Notice will be sent to all adjacent landowners via certified mail.
- (8) Planning Staff will present the application to the Zoning Board of Adjustment along with recommendations, based on findings of facts.
- (9) The *Zoning Board of Adjustment* will make a determination on the application; three (3) affirmative votes are needed to issue the permit.
- (10) Upon written notice from the Planning Staff, the applicant may begin the permitted special use.

(11) Permits may be revoked or expire for the following reasons:

- a. The *Zoning Board of Adjustment* finds them in violation of the conditions of the permit or another regulation/ordinance.
- b. Approval is valid for one particular use and shall expire one year after the date of approval, if construction or the use has not started. The Zoning Administrator may grant a one-time only 6 month extension on the Zoning Board of Adjustment Approval.
- c. The Special Use Permit shall expire if the use ceases for six (6) months for any reason. Any future extension requests must be granted by the Zoning Board of Adjustment prior to the date of expiration.

SUP General Impacts Criteria

Explain how the proposed use contributes to, hinders, or otherwise impacts each of the criteria below. All criteria must be discussed. If criteria are not applicable, please explain why. Attach drawings, additional text, site plans, and any other documents that will assist staff and the board in reviewing the proposed use. The more information you can provide, the easier it is for staff and the *Zoning Board of Adjustment* to review the application.

(1) The proposed development will not materially endanger the public health or safety.

- a. Traffic conditions in the vicinity, including the effect of additional traffic on streets and street intersections, and sight lines at street intersections and approaches:

The property is located approximately 500 feet west of Ulm-Vaughn Road on Ulm West Road. Additional traffic entering and leaving the site is expected to be minimal. Any tractor-trailer traffic will be able to access the property from Ulm South Frontage Road, thus bypassing the center of Ulm. Sight lines at intersections and approaches will not be changed

- b. Provision of services and utilities, including sewer, water, electrical, telecommunications, garbage collections, and fire protection:

The property has an existing well and septic permit. Electrical service is already provided and telecommunications are available due to the location in Ulm. Garbage collection is available at the Cascade County Solid Waste Services Ulm Container Site. Fire protection is provided for via the Ulm Volunteer Fire Department.

- c. Soil erosion, sedimentation, and stormwater run-off:

Soil erosion, sedimentation, and stormwater run-off will not be changed from the current state of the property, as no new buildings are currently planned to be constructed.

- d. Protection of public, community, or private water supplies, including possible adverse effects on surface waters or ground water:

The property has an existing well. No new water sources will be developed on the property, and stormwater run-off patterns will not be changed. Thus, no adverse effects on surface waters or groundwater are anticipated.

- (2) The proposed development is a public necessity, or will not substantially impact the value of adjoining property.
- a. The relationship of the proposed use and the character of development to surrounding uses and development, including possible conflicts between them and how these conflicts will be resolved.

The property is located in a developed mixed-use area of Ulm. It is adjacent to Interstate 15 and a frontage road, making it an ideal location for ease of access. Adjacent properties contain residential, commercial, and undeveloped land.

Possible conflicts include noise, which will be mitigated by containing operations to normal working hours.

- b. Whether the proposed development is so necessary to the public health, safety, and general welfare of the community or County as to justify it regardless of its impact on the value of adjoining property.

Not applicable - the proposed use is not a necessity to public health, safety, and the general welfare of the community or County.

- (3) The proposed development will be in harmony with the area in which it is located.

- a. The relationship of the proposed use and the character of development to surrounding uses and development, including possible conflicts between them and how these conflicts will be resolved.

The property is located in a developed mixed-use area of Ulm. It is adjacent to Interstate 15 and a frontage road, making it an ideal location for ease of access. Adjacent properties contain residential, commercial, and undeveloped land.

Noise will be very minimal. Saws are operated with covers and/or silent core lathes.

- b. Consistency with the municipal and joint land use plans incorporated by the Growth Policy.

Not applicable - the property does not fall within a municipal or joint land use plan.

SUP Growth Policy Criteria

Explain how the proposed use will be consistent with each of the Cascade County Growth Policy goal objectives. All objectives must be discussed. If an objective is not applicable, please explain why. The more information you can provide, the easier it is for staff and the Zoning Board of Adjustment to review the application.

Goal 1: Sustain and strengthen the economic well-being of Cascade County's citizens.

Objectives:

- A. Stimulate the retention of existing businesses and expansion of existing businesses, new businesses, value-added businesses, wholesale and retail businesses, and industries including agriculture, mining, manufacturing/processing and forest products.

The proposed use will allow an existing manufacturing/processing business to expand within Cascade County.

Additionally, it will provide a supplemental income source for local farmers and ranchers through sale of rocks on their property.

- B. Stabilize and diversify the county's tax base by encouraging the sustainable use of its natural resources.

The proposed operation uses locally sourced natural stones to create building materials for sale throughout North America.

- C. Identify and pursue primary business development that complements existing business, which is compatible with communities, and utilizes available assets. Identify and pursue targeted business development opportunities to include, but not limited to, manufacturing/heavy industry, telecommunication, and youth/social services.

The finished rock products will be shipped nationwide, providing an income source from outside the Cascade County economy. Available assets used will include trucking companies and labor. Targeted business development opportunities include construction and building materials.

- D. Promote the development of cultural resources and tourism to broaden Cascade County's economic base.

Not applicable - the proposed use will not promote the development of cultural resources and tourism.

- E. Foster and stimulate well-planned entrepreneurship among the county's citizenry.

The proposed use will foster and stimulate well-planned entrepreneurship among the county's citizenry, because it is locally owned and operated.

- F. Promote a strong local business environment. Encourage and strengthen business support mechanisms such as chamber of commerce, development organizations and business roundtable organizations.

The proposed use will be a locally-owned business venture.

- G. Improve local trade capture for Cascade County businesses. Promote local shopping as well as well-planned businesses and new businesses.

The proposed use will allow local builders to use a local source for natural stone material if they desire.

- H. Network with and support other economic development efforts in the region and statewide, in recognition of Cascade County's interdependence with other communities and to leverage available local resources.

The stones used in the operation will be sourced from local landowners in the region, leveraging available local resources and building connections between local communities.

- I. Encourage the growth of the agricultural economy.

Not applicable - the proposed operation is not a part of the agricultural economy.

- J. Stimulate the growth of the economy by encouraging the use of alternative methods of energy production, including wind energy.

Not applicable - the proposed operation is not intended to encourage the use of alternative methods of energy production.

Goal 2: Protect and maintain Cascade County's rural character and the community's historic relationship with natural resource development.

Objectives:

- A. Foster the continuance of agriculture and forestry in recognition of their economic contribution and the intrinsic natural beauty of grazing areas, farmlands and forests.

Not applicable - the project is not intended to foster the continuance of agriculture and forestry.

- B. Preserve Cascade County's scenic beauty and conserve its forests, rangeland and streams, with their abundant wildlife and good fisheries.

The proposed operation will not adversely affect Cascade County's scenic beauty, as it is located in a developed area of Ulm. It will preserve Cascade County's scenic beauty and conserve its forests, rangeland, and streams.

- C. Preserve Cascade County's open space setting by encouraging new development to locate near existing towns and rural settlements and by discouraging poorly designed, land subdivisions and commercial development.

The property is located within Ulm, in an area which has already been developed. The location of the property will preserve Cascade County's open space setting.

- D. Assure clean air, clean water, a healthful environment and good community appearance.

The proposed operation will follow all applicable requirements to assure clean air, clean water, a healthful environment, and good community appearance.

- E. Support the development of natural resources including but not limited to timber, mining, oil and gas production and renewable energy production.

The proposed operation will support the development of natural resources, because the stones used in the production are sourced from landowners.

- F. Continue to work with federal and state agencies to redevelop properties within Cascade County which are currently undergoing Superfund and Brownfields processes.

Not applicable - the property is not currently undergoing a Superfund or Brownfields process.

Goal 3: Maintain agricultural economy.

Objectives:

- A. Protect the most productive soil types.

The property is not currently used for agriculture and according to the NRCS Soils Survey, is not classified as prime farmland. Therefore, the proposed use will not negatively impact the most productive soil types.

- B. Continue to protect soils against erosion.

Soils will be protected from erosion through limiting disturbances on the property and landscaping per the Cascade County zoning regulations.

- C. Protect the floodplain from non-agricultural development.

The property is located in a FEMA Flood Hazard Zone X, or area of minimal flood hazard. It is not located on the floodplain. Therefore, the floodplain will not be negatively impacted by the operation.

- D. Support the development of value-added agricultural industry in Cascade County utilizing the products from the regional area.

The proposed use utilizes local rocks and stones, and adds an additional income source for local farmers and ranchers through sale of the rocks and stones found on their property.

Goal 4: Retain the presence of the US Military in Cascade County

Objectives:

- A. Encourage the federal congressional delegation to actively support maintaining the current mission status at a minimum.

Not applicable - the proposed use will not impact the presence of the US military in Cascade County.

- B. Promote the location of additional military missions in Cascade County.

Not applicable - the proposed use will not impact the presence of the US military in Cascade County.

- C. Encourage the reactivation of the runway at Malmstrom Air Force Base for fixed wing operations.

Not applicable - the proposed use will not impact the presence of the US military in Cascade County.

- D. Refer to the Joint Land Use Study for resolving conflicts and promoting mission compatible development.

Not applicable - the proposed use will not impact the presence of the US military in Cascade County.

Goal 5: Preserve and enhance the rural, friendly and independent lifestyle currently enjoyed by Cascade County's citizens.

Objectives:

- A. Maintain Cascade County's citizens independent lifestyle and minimize local governmental intervention, to the extent possible, consistent with the requirements of a continually evolving economy and constantly changing population.

The operation is owned by a Cascade County resident. The business allows the owner to promote his home County and region nationwide.

- B. Preserve and promote Cascade County's rich cultural heritage, rooted in natural resource development and reflected in its numerous cultural/historic sites and archaeological areas.

The proposed use is a development of Cascade County's natural resources, which encourages preservation and promotion of Cascade County's cultural heritage through the style of buildings constructed using the finished stone product.

- C. Promote fire prevention measures throughout the county, giving special emphasis to the extreme fire hazards present at the wildland-urban interface.

The proposed use will follow all applicable fire prevention standards.

- D. Encourage the continued development of educational programs and facilities, recreational opportunities and spaces and health services for all county residents.

Not applicable - the proposed use is not intended to encourage the continued development of educational programs and facilities, recreational opportunities and spaces, and health services for all county residents.

ATTEST: I hereby certify that the information given herein is true and correct to the best of my knowledge. There are no restrictions placed upon my property which would prohibit the issuance of this permit. If there are any restrictions, then this permit shall become null and void. I hereby grant permission to any Cascade County Zoning Official to enter my property to inspect for compliance with the County Zoning Regulations in relation to this application.

Printed Name of Applicant: Woith Engineering, Inc.

Signature of Applicant: _____ Date: _____

Printed Name of Property Owner: Samuel Keaster

Signature of Property Owner: _____ Date: _____

Office Use Only

Fee: ☐ Application (\$450.00)

Payment Type: ☐ Check No.: _____ ☐ Cash

Date Application Received: _____

Application Number: _____

ZBOA Public Hearing Date: _____

☐ Completed L/C Application(s) ☐ Completed Use Statement

Date Application Approved: _____

Associated L/C Permit Number(s): _____

Approved Permit Number: _____

Approved by (staff): _____

Review Items

SUP General Impacts Applicant Response Review

1.a.	<input type="checkbox"/> Insufficient	<input type="checkbox"/> Sufficient	2.a.	<input type="checkbox"/> Insufficient	<input type="checkbox"/> Sufficient
1.b.	<input type="checkbox"/> Insufficient	<input type="checkbox"/> Sufficient	2.b.	<input type="checkbox"/> Insufficient	<input type="checkbox"/> Sufficient
1.c.	<input type="checkbox"/> Insufficient	<input type="checkbox"/> Sufficient	3.a.	<input type="checkbox"/> Insufficient	<input type="checkbox"/> Sufficient
1.d.	<input type="checkbox"/> Insufficient	<input type="checkbox"/> Sufficient	3.b.	<input type="checkbox"/> Insufficient	<input type="checkbox"/> Sufficient

SUP Growth Policy Criteria Applicant Response Review

Goal 1. A.	<input type="checkbox"/> Insufficient	<input type="checkbox"/> Sufficient
Goal 1. B.	<input type="checkbox"/> Insufficient	<input type="checkbox"/> Sufficient
Goal 1. C.	<input type="checkbox"/> Insufficient	<input type="checkbox"/> Sufficient
Goal 1. D.	<input type="checkbox"/> Insufficient	<input type="checkbox"/> Sufficient
Goal 1. E.	<input type="checkbox"/> Insufficient	<input type="checkbox"/> Sufficient
Goal 1. F.	<input type="checkbox"/> Insufficient	<input type="checkbox"/> Sufficient
Goal 1. G.	<input type="checkbox"/> Insufficient	<input type="checkbox"/> Sufficient
Goal 1. H.	<input type="checkbox"/> Insufficient	<input type="checkbox"/> Sufficient
Goal 1. I.	<input type="checkbox"/> Insufficient	<input type="checkbox"/> Sufficient
Goal 1. J.	<input type="checkbox"/> Insufficient	<input type="checkbox"/> Sufficient
Goal 2. A.	<input type="checkbox"/> Insufficient	<input type="checkbox"/> Sufficient
Goal 2. B.	<input type="checkbox"/> Insufficient	<input type="checkbox"/> Sufficient
Goal 2. C.	<input type="checkbox"/> Insufficient	<input type="checkbox"/> Sufficient
Goal 2. D.	<input type="checkbox"/> Insufficient	<input type="checkbox"/> Sufficient
Goal 2. E.	<input type="checkbox"/> Insufficient	<input type="checkbox"/> Sufficient
Goal 2. F.	<input type="checkbox"/> Insufficient	<input type="checkbox"/> Sufficient
Goal 3. A.	<input type="checkbox"/> Insufficient	<input type="checkbox"/> Sufficient
Goal 3. B.	<input type="checkbox"/> Insufficient	<input type="checkbox"/> Sufficient
Goal 3. C.	<input type="checkbox"/> Insufficient	<input type="checkbox"/> Sufficient
Goal 3. D.	<input type="checkbox"/> Insufficient	<input type="checkbox"/> Sufficient
Goal 4. A.	<input type="checkbox"/> Insufficient	<input type="checkbox"/> Sufficient
Goal 4. B.	<input type="checkbox"/> Insufficient	<input type="checkbox"/> Sufficient
Goal 4. C.	<input type="checkbox"/> Insufficient	<input type="checkbox"/> Sufficient
Goal 4. D.	<input type="checkbox"/> Insufficient	<input type="checkbox"/> Sufficient
Goal 5. A.	<input type="checkbox"/> Insufficient	<input type="checkbox"/> Sufficient
Goal 5. B.	<input type="checkbox"/> Insufficient	<input type="checkbox"/> Sufficient
Goal 5. C.	<input type="checkbox"/> Insufficient	<input type="checkbox"/> Sufficient
Goal 5. D.	<input type="checkbox"/> Insufficient	<input type="checkbox"/> Sufficient



Cascade County Use Statement Form

Cascade County Public Works Department Planning Division
121 4th St N, Suite 2H-2I
Great Falls, MT 59401
Phone: 406-454-6905 Fax: 406-454-6919

Permit No.: _____
App. No.: _____
Applied Date: _____

The Use Statement Form is required for all Special Use Permit applications and is designed to provide pertinent information about the proposed use. It is important that the use statement provides a complete understanding of your proposal. The use statement that you submit must address all the following items that apply to your proposal. Your use statement must be written in on this form or written in a legible manner on a separate sheet of paper and submitted with your Special Use Permit application in print or by email. If your responses are written on a separate sheet of paper, indicate the number of each response corresponding with the item numbers listed below. Where a definite answer cannot be provided for any of the items below, provide an estimate and indicate any uncertainty. Begin by indicating all relevant uses of the proposal below and proceed to address each item. The form will not be considered complete without a signed and dated submission by the landowner and/or applicant.

Use type (check all that apply): ☐ Residential ☒ Commercial ☐ Industrial

If the proposed use is residential only then only questions 1-6 are required. For uses that are commercial and/or industrial all questions must be addressed. If the item does not pertain to the proposed use, then indicate that the item does not apply.

1. Nature of the use - what do you propose to do and how do you plan to do it? Describe in detail.

The proposed use is a light manufacturing and building/construction material supplier. The business hand picks stone from the fields of Central Montana to be delivered anywhere in North America. This Montana moss rock is arguably the most colorful choice of stone on the market, and is perfect for architects and homeowners who want a rustic, mountain look. The proposed use of the property is a shop and yard for sorting, cutting, and packaging finished stones to be loaded for shipment.

2. Access to the site:

☒ Public Road ☐ Private Road Surface: ☒ Paved ☐ Gravel ☐ Dirt

Indicate the planned access points in the site plan. If a new approach will be required, contact either Montana Department of Transportation or County Road and Bridge Division.

3. Describe any planned advertising or signage. Include the size, appearance, and placement.

Planned advertising and signage includes a sign on the existing building.

There are potential future plans for a 4'x8' sign on the frontage road.

4. Will existing buildings be used, or will new buildings be constructed (or both)? Indicate new and old buildings or structures on the required site plan.

The existing building will be used in the operation. Construction of new buildings is not planned or anticipated.

5. Will any landscaping or fencing be developed? If so, describe the type of landscaping and/or fencing elements planned. Use reference to the site plan for clarity.

Landscaping will be developed per the Cascade County Zoning Regulations, Section 8.18.

6. Does the proposed use require any other local, state, or federal permits or licensing? If so, indicate the permits and/or licenses and when they will be acquired. If the permit and/or license has already been acquired, provide the permit and/or license number.

No additional permitting will be required beyond standard water and wastewater permitting.

If the proposed use is residential only, you may stop here and sign at the end of the form.

7. Operational time limits:

Months (if seasonal): from January to December

Days per week: 5

Hours: from 7 AM to 6 PM

Total hours per day: 11

Special activities: N/A

Frequency: N/A

Hours: from N/A to N/A

Are these indoors or outdoors? N/A

8. Expected number of customers or visitors:

Average per day: 1

Maximum per day: 1

Hours (when they will be there): from 7 AM to 6 PM

9. Number of employees:

Current: 4

Future: 6

Hours they work: from 7 AM to 6 PM

Do any live on-site as a caretaker? No

10. Service and delivery vehicles:

Number: 1

Type: 53' Flatbed

Frequency: 1-2 per day

11. Number of parking spaces for employees, customers, and service/delivery vehicles:

Four parking spaces will be provided for employees. Customers are not expected to directly visit the site. The flatbed semis used for shipping will use the yard for loading.

12. Are any goods to be sold on-site? If so, are these goods grown or produced on-site or at some other location? Explain.

No goods will be sold on site. There is no on-site retail or storefront operation on the property.

13. What equipment is used? If available, provide pictures or a brochure.

Skid steer loader, flatbed semi truck and trailer, and pickup trucks with flatbed trailers are expected to be used on-site.

Photos are included as an attachment.

14. What supplies or materials are used and how are they stored?

Naturally sourced stones from Central Montana are used to produce the finished product.

Raw stones will be stored on-site until cut or shipped. Finished products will be stored on pallets until shipped.

15. Does the use produce any of the following by-products which may be considered a nuisance?

☒ Noise ☐ Glare ☐ Dust ☐ Odor ☐ Smoke

☐ Other _____

If so, explain how this will be reduced or eliminated?

Equipment noise from loading will be restricted to the normal operating hours to reduce disturbances to neighbors.

16. Does the proposed use involve livestock animals? If so, provide the types of livestock and the approximate number of each type of animal involved.

Not applicable - the proposed use does not involve livestock animals.

- 17. Will any solid or liquid wastes be produced (other than septic system waste)? If so, list (for each) : (1) the type(s) of waste; (2) the estimated volume of waste; (3) how and where it will be stored; (4) how it will be hauled; (5) where it will be disposed at and how often.**

Not applicable - No solid or liquid wastes will be produced other than septic system waste, which is addressed through typical water/wastewater permits.

- 18. Estimated volume of water to be used (gallons per day) and the source of water:**

A wetsaw is used to cut stones, and is estimated to use between 10 to 15 gallons of water per day. According to MDEQ Circular 4, employee water usage is estimated at 13 gallons per day for a total estimated usage of 67 gallons per day.

- 19. Explain which buildings or what portion of buildings will be used in the operation. Use reference to the indicated structures or buildings in the site plan for clarity.**

The existing building shown on the site plan will be used for cutting and storage of stone for shipment. There are no plans to construct any new buildings on the property.

- 20. Will any buildings or portions of buildings be rented or leased?** ☐ Yes ☒ No

- 21. Will any outdoor lighting or an outdoor sound amplification system be used? If so, describe how and when they will be used.**

Not applicable - outdoor lighting or an outdoor sound amplification system will not be used on the property.

- 22. Is there any other information that will provide a clear understanding of the project or operation?**

Additional information about the business can be found at the following webpage:

<https://montanamossrocksupply.weebly.com/about.html>

ATTEST: I hereby certify that the information given herein is true and correct to the best of my knowledge and acknowledge that the information provided herein may be binding upon issuance of an approved Special Use Permit with conditions.

Printed Name of Applicant: Woith Engineering, Inc.

Signature of Applicant: _____ Date: _____

Printed Name of Owner: Samuel Keaster

Signature of Owner: _____ Date: _____



Cascade County Location/Conformance Permit Application

Cascade County Public Works Department Planning Division
121 4th St N, Suite 2H-2I
Great Falls, MT 59401
Phone: 406-454-6905 Fax: 406-454-6919

Permit No.: _____
App. No.: _____
Applied Date: _____

General Information

A Location/Conformance (L/C) permit is required: (1) for all changes of land use and commercial activities within Cascade County jurisdiction and (2) prior to the construction of all buildings and structures two-hundred (200) square feet or larger on all lands within Cascade County jurisdiction. L/C permits are not required for "site preparation," as defined in the Cascade County Zoning Regulations (CCZR). L/C permits are to be issued for one use and are required for each tract of land. Legally issued L/C permits shall expire one year after the date of approval if construction or the use permitted has not started. A one-time only twelve (12) month extension may be granted by the Zoning Administrator upon request. L/C permit applications require a non-refundable application fee of fifty dollars (\$50.00) unless non-site preparation work started prior to the issuance of an L/C Permit; post-work projects require a non-refundable application fee of two-hundred dollars (\$200.00).

Project Information

Project Address	West Ulm Road, Ulm, MT 59485							
Estimated Project Value (\$)	\$76,789 (Land); \$45,760 (Building), \$122,549 (Total)							
Legal Description	Township	19 N	Range	02 E	Section	05	COS No.	RESO 96-74
	Subdivision	N/A (IN E2NW MK 30 & 33)						
	Parcel No.	N/A			Geocode	02-2891-05-2-06-02-0000		
	Total parcel area	19.41			Unit:	<input checked="" type="checkbox"/> Acres <input type="checkbox"/> Square Feet		
Property Owner	Name	Samuel Keaster						
	Address	P.O. Box 501, Belt, MT 59412						
	Phone Number	(406) 781-1505						
Applicant (Contractor, Engineer, etc.)	Name	Woith Engineering, Inc.						
	Address	1725 41st Street South, Great Falls, MT 59405						
	Phone Number	(406) 761-1955						
Application Type	<input checked="" type="checkbox"/> Change of use <input type="checkbox"/> New build/alteration							
	Previous use:	Mixed-use						
Use type	<input type="checkbox"/> Single-family Residential <input type="checkbox"/> Multi-family Residential <input type="checkbox"/> Public/NGO <input type="checkbox"/> Duplex <input type="checkbox"/> Mobile Home <input type="checkbox"/> Sign <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Registered Premise <input checked="" type="checkbox"/> Garage/Shop/Barn <input type="checkbox"/> Home Occupation <input type="checkbox"/> Other:							
Structures	Number of existing structures	1		Total existing structure area (sq. ft.)	7,400			
	Number of proposed structures	0		Total proposed structure area (sq. ft.)	0			
	Total area of alteration (sq. ft.)	0						
Water/Waste	Type of sewage disposal	Onsite Septic			Source of water supply	Onsite Well		

Project Description:

The proposed use is a light manufacturing and building/construction material supplier. The business hand picks stone from the fields of Central Montana to be delivered anywhere in North America. The proposed use of the property is a shop and yard for sorting, cutting, and packaging finished stones to be loaded for shipment.

Submission Checklist

Location/Conformance Permit applications shall be submitted to the Cascade County Planning Office for review. The following checklist must be completed and signed by the applicant before the application can be reviewed. Where applicable, all required permits/forms must be attached to the application.

- ☒ A site plan prepared at a scale not less than one inch equals one-hundred feet (1" = 100') containing, where applicable, the following minimum information:
 - ☒ Name and address of applicant.
 - ☒ Legal description and boundary lines of property being considered for review.
 - ☒ Existing and proposed land use upon the site.
 - ☒ Names of owners and existing land use on adjacent property.
 - ☒ Location, size, dimensions and uses of existing and proposed buildings and improvements.
 - ☐ Location and description of existing and proposed utilities.
 - ☒ Location and dimensions of curb cuts and access points.
 - ☒ Location, size, dimensions and number of off-street parking spaces, including on-site vehicular driveways and type of surface improvements.
 - ☐ Location and type of existing and proposed landscaping or buffering.
 - ☐ Location, type and height of existing and proposed fencing and screening.
 - ☐ Location, type and height of sight-obscuring improvement surrounding areas of storage for raw materials, finished products, machinery and equipment.
- ☐ Floodplain permit (attached). This is required if the project is in a regulated floodplain.
- ☐ Approach permit (attached). This is required if the proposed approach is from a county or state road.
- ☐ Addressing application (attached). This is required if the subject property needs a structure addressed.
- ☐ Septic permit (attached). This is required for projects installing a septic system, re-utilizing a pre-existing septic system, or increasing the capacity of a pre-existing septic system on the subject property.
- ☐ General Permit for Storm Water Discharge Associated with Construction Activity (attached). This is required for projects that will disturb an acre or more of land.

Attestation Statement and Signature

I hereby certify that the information given herein is true and correct to the best of my knowledge. There are no restrictions placed upon my property which would prohibit the issuance of this permit. If there are any restrictions, then this permit shall become null and void. I hereby grant permission to any Cascade County Zoning Official to enter my property to inspect for compliance with the County Zoning Regulations in relation to this application.

Signature of Applicant: _____ Date: _____

Signature of Property Owner: _____ Date: _____

Office Use Only

Fee(s): ☐ Pre-work (\$50.00) ☐ Post-work (\$200.00) ☐ Addressing (\$25.00)

Payment Type: ☐ Check No.: _____ ☐ Cash

Date Application Received: _____ Application Number: _____

Date Application Approved: _____ Approved by (staff): _____

Approved Permit Number: _____ Associated SUP Number: _____

Review Items

Zoning District: _____

Restrictions/Covenants: ☒ Yes ☒ No Type: 53' Flatbed

Physical/Legal Access: ☒ Yes ☒ No

Setback Requirements (ft): Front: _____ Rear: _____ Side: _____

Parking Requirements: Existing: _____ Required: _____ Proposed: _____

Landscaping Requirements: Frontage Option: _____ Buffer Option: _____

Administrative Relief Requested: ☒ Yes ☒ No

Administrative Relief Granted: ☒ Yes ☒ No

Height Requirements: ☐ Airport Zone: _____ ☐ Military Overlay District: _____

Floodplain: ☒ Yes ☒ No

Permit Attached: ☒ Yes ☒ No

Variance Request: ☒ Yes ☒ No

Variance Approval Attached: ☒ Yes ☒ No

Approach Permit: ☒ Yes ☒ No

Approach Permit Attached: ☒ Yes ☒ No

City-County Health Department Approval: ☒ Yes ☒ No

Permit Attached: ☒ Yes ☒ No

Addressing Approval: ☒ Yes ☒ No

Addressing Approval Attached: ☒ Yes ☒ No

Data Collection

Permit Category	<input type="checkbox"/> Residential	<input type="checkbox"/> Public/NGO	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial
Permit Type	<input type="checkbox"/> Dwelling Unit(s) <input type="checkbox"/> Utilities <input type="checkbox"/> Manufacturing <input type="checkbox"/> Construction <input type="checkbox"/> Information <input type="checkbox"/> Retail Trade <input type="checkbox"/> Public Admin. <input type="checkbox"/> Other Services	<input type="checkbox"/> Administrative, Waste Management and Remediation Services <input type="checkbox"/> Transportation and Warehousing <input type="checkbox"/> Mining, Quarrying, O & G <input type="checkbox"/> Finance and Insurance <input type="checkbox"/> Real Estate and Rental/Leasing <input type="checkbox"/> Prof., Scientific, Tech. Services <input type="checkbox"/> Health Care and Social Assistance	<input type="checkbox"/> Agriculture, Forestry, Hunting or Fishing <input type="checkbox"/> Arts, Entertainment, Recreation <input type="checkbox"/> Accommodation and Food Services <input type="checkbox"/> Educational Services <input type="checkbox"/> Wholesale Trade	